

<b>Title:</b>	Mobility Scooter, Electric Cycle and Electric Scooter Policy
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## 1.0 Introduction

- 1.1 This policy sets out the position of Women's Pioneer Housing (WPH) on the use and storage of mobility scooters, electrical bicycles (e-bikes) and electrical scooters (e-scooters) on WPH estates and properties.
- 1.2 WPH recognises its statutory responsibilities and is committed to achieving and maintaining the highest standards of fire safety within its stock to ensure the health and safety of all its residents, employees, contractors and visitors.
- 1.3 WPH recognises that the safe use of mobility scooters enables residents to maintain and increase their independence, positively impacting their quality of life. WPH also recognises the constraints imposed by the age and design of the properties within its stock, and its duty to consider the health and safety of all building users particularly relating to Lithium-Ion Batteries.

## 2.0 Background

- 2.1 The stock owned and managed by WPH was designed and constructed before mobility scooters and other similar motorised vehicles were introduced.

- 2.2 E-bikes and E-scooters are a recognised fire risk. In 2025, the London Fire Brigade attended 171 e-bike related fires, and 35 e-scooter related fires. In March 2022, an e-scooter left charging overnight caused a serious fire in a WPH property, putting all residents in significant risk
- 2.3 Lithium-ion batteries in e-bikes, e-scooters and mobility scooters can pose significant fire risks if charged or stored unsafely. Fire and rescue services increasingly warn against charging these devices near escape routes or in communal areas.

### **3.0 Mobility Scooters**

- 3.1 Mobility scooters are single seat vehicles with a battery designed to support individuals who have difficulty walking. Under Highways Regulations 1988, mobility scooters and electric wheelchairs are classed as invalid carriages and are subject to specific rules for usage.
- 3.2 Mobility scooters fall under different classes depending on their use
- Class 2 – machine designed for use on pavements only (max speed of 4mph)
  - Class 3 – machines that can be used on both pavements (max speed of 4mph) and roads (max speed of 8mph)
- 3.3 Class 3 mobility scooters must be registered with the DVLA for road use. WPH requires evidence of valid insurance for class 3 mobility scooters for these to be used and stored within WPH's estates and properties.
- 3.4 Residents must obtain written permission from WPH before bringing a mobility scooter onto the premises. Residents will be required to:
- Identify a suitable and appropriate area for storage and charging
  - Provide evidence of valid insurance for the vehicle
  - Provide evidence of an annual maintenance or service of the vehicle

### **4.0 Electric Cycles**

- 4.1 Electric cycles that meet the current Electric Assisted Pedal Cycle (EAPC) regulations are treated as conventional pedal bicycles, provided the rider is over 14 years of age.
- 4.2 For a e-bike to meet the EAPC regulations, it must:
- be fitted with pedals that can propel it
  - have an electric motor with a maximum continuous rated power not exceeding 250 watts
  - Cut off electrical assistance when it reaches 15.5 miles per hour (mph)
- 4.3 Any e-bikes that do not meet the EAPC regulations are treated as motor vehicles treated as a motor vehicle under the Road Traffic Regulation Act 1984 and the Road Traffic Act 1988.

- 4.4 E-bikes that do not meet EAPC regulations must be registered, insured and taxed as a motor vehicle.
- 4.5 WPH will not grant permission for use of e-bikes on WPH estates or within WPH properties, unless within areas clearly defined by the tenancy agreement and for external storage only. Residents must obtain permission from WPH in all cases.

## **5.0 Electric Scooters**

- 5.1 Under UK law, it is illegal to ride a privately owned e-scooter in public, for example on pavements, on roads or in parks. E-scooters may only be used on private property with permission from the owner.
- 5.2 WPH will not grant permission for use of e-scooters on WPH estates or within WPH properties, unless within areas clearly defined by the tenancy agreement and for external storage only. Residents must obtain permission from WPH in all cases.

## **6.0 Storage**

- 6.1 Residents are required to keep internal communal, lobbies, stairwells and fire escapes absolutely clear of obstructions. All corridors, staircases and other escape routes must be kept clear of obstructions and combustible materials. Items in these areas could:
- Increase the fire load
  - Impede access
  - Be a trip hazard
  - Obstruct evacuation in the event of a fire or emergency
- 6.2 Mobility scooters may be kept in WPH communal areas with explicit and written permission from WPH along with the associated fire risk assessment, however must not be stored in residents' homes.
- 6.3 E-bikes that meet the EAPC regulations and E-scooters may be appropriately stored in bike stores owned by WPH that are accessed via Fob access entry and meet the legislative requirements for fire compartmentation. Permission must first be obtained from WPH for storage of these items.
- 6.4 E-bikes that do not meet the regulations are classed as motor vehicles and must not be stored on WPH estates or within WPH properties.
- 6.5 At all other WPH properties, e-bikes and e-scooters must not be stored within WPH properties, including communal areas.
- 6.6 Charging e-bikes and e-scooters is a significant fire risk and is prohibited in all areas of properties owned by WPH unless permission is obtained and confirmed in writing, and in areas explicitly with signage. Permission may be withdrawn at any time following risk assessments or inspections of the area.

## **7.0 Fire Safety and Enforcement**

- 7.1 WPH will conduct periodic inspections of communal and designated storage areas to ensure compliance with fire safety standards.
- 7.2 Any vehicles found in prohibited locations (e.g., escape routes, communal areas without permission) will be removed at the owner's expense.
- 7.3 Residents must report hazards immediately to WPH and follow all fire safety instructions

## **8.0 Relevant Legislation**

- 8.1 Highways Act 1835
- 8.2 Highways Regulations 1988
- 8.3 Road Traffic Regulation Act 1984 and the Road Traffic Act 1988.
- 8.4 under UK law, it is illegal to ride a privately owned e-scooter in public,
- 8.5 The Electrically Assisted Pedal Cycles (Amendment) Regulations 2015
- 8.6 The Regulatory Reform (Fire Safety) Order 2005
- 8.7 The Highway Code
- 8.8 Equality Act 2010